

**Middlesex Borough Planning Board
1200 Mountain Ave., Middlesex, NJ 08846
Minutes
March 12, 2014**

1. Call to Order

Chairperson Andy Galida called the meeting to order at 7:30p.m.

2 .Open Public Meeting Acts Statement

Chairperson Andy Galida read the Open Public Meeting Act Statement.

3. Call to Order

Upon voice count the following members were present- Al Lowande, Andy Galida, Jim Green, Robert Schueler, Ron DiMura, Patrick Corley, Jeff First, Paul Woska.

Also present were Board Attorney Ms. Kelly Carey, Board Planner, Mr. Ricci and Board Engineer, Mr. Venezia.

4. Appointment of Vice Chairperson

Due to an error at the Re-Organization meeting Mr. First(Class III member) is not able to be a Vice Chairperson.

Chairperson Galida opened nominations for Vice Chairperson.

Member Lowande nominated Ron DiMura for Vice Chairperson,seconded by Member Woska.

There being no further nominations for Vice Chairperson, Chairperson Galida closed nominations. Vote: Member Lowande-yes, Member Galida-yes, Member Green-yes, Member Schueler-yes, Member DiMura-yes, Member Corley- yes, Member First-yes, Member Woska. Motion passed.

5. Appointment of Secretary

Chairperson Galida opened nominations for Secretary.

Member DiMura nominated Albert Lowande for Secretary, seconded by Member Woska.

There being no further nominations for Secretary, Chairperson Galida closed nominations. Vote: Member Lowande-yes, Member Galida-yes, Member Green-yes, Member Schueler-yes, Member DiMura-yes, Member Corley-yes, Member First-yes, Member Woska-yes. Motion passed.

6. Minutes

Member Schueler made a motion to accept the January 29, 2014 minutes with the correction of Member First vote to no on page 3, seconded by Member First. Vote: All in favor. Motion passed.

Member Lowande made a motion to accept the February 12, 2014 minutes with the removal of Member First in Roll Call, seconded by Member Woska. Vote: All in favor. Motion passed.

7. New Business

National Dust Control 200 Blackford Ave. Block 290 Lot 1

The applicant Mr. Stock will be represented by Mr. Whitelaw and Engineer, Mr. Gazzale from Fisk and Associates.

Mr. Whitelaw stated that the applicant would like to modify the entrance with overhead doors.

Ms. Kelly Carey duly swore in Bryan Stock of National Dust Control.

Mr. Stock stated that he is the Vice-President and part owner with his father.

Mr. Stock stated that the company rents floor mats, employees bring back the dirty floor mats and they clean them.

Mr. Stock stated that the company moved to Middlesex in 1998 and occupies a L shaped building, that the company needs to expand to the other side of building.

Mr. Stock described the set up of the plant and the automated process of cleaning the floor mats using industrial washers and conveyor belts to make the process more efficient.

Mr. Stock described the area of improvement, the automation process that would flow through the plant, the need to put in roll up doors load/unload.

Chairperson Galida opened the meeting to the public to questions for the applicant.

Kerry Klein, 764 William St asked if the new loading dock would increase traffic.

Mr. Stock stated that there would not be an increase in traffic or number of vehicles in the fleet.

Ruth Furbie, 766 William St. asked if there would be an increase in the noise level and if there would be an increase in shifts at the company.

Mr. Stock stated the new dryer would be quieter and would be replacing older equipment. Mr. Stock stated that he would like to be done by 8pm.

Kerry Klein, 764 William St. asked if operations would run later since it is going to be more automated.

Mr. Stock stated that if the business couldn't expand, they might have to move to another location.

Member Schueler asked how many employees are at this site.

Mr. Stock stated that there were 28 employees.

Member Schueler questioned the square footage of the building.

Mr. Stock stated that there was approximately 9,000 sq. ft and 2,000 sq.ft on the one side and the total for both sides is 19,240 sq. ft

Mr. Stock stated that with the modifications of adding the roll up doors, would be able to keep inventory and utilize the whole building.

Mr. Robert Gazzale from Fisk Associates credential were accepted by the Board having testified in front of the Planning Board on numerous occasions.

Mr. Gazzale described the variances with the existing conditions:

- minimum lot depth 150 ft required and 125ft existing
- front yard setback on Blackford Ave 30ft required and 25.13 existing
- front yard setback on Egel Ave. 30 ft required and 25.27 existing
- rear yard setback 30ft required and 24.82 existing

Mr. Gazzale stated the parking spaces are based on the number of employees, 38 parking spaces are required and 15 spaces are provided.

Mr. Gazzale stated that the northeast side parking spaces would not be changed.

Mr. Whitelaw stated that there would be 15 parking spaces and 1 handicapped parking spot.

The Board started to review the Engineer Report (Maser Engineering) dated December 31,2013.

The Board reviewed the waiver request of existing and proposed spot elevations and contours. Mr. Venezia agreed with the Board granting this waiver.

The Board reviewed the waiver request of location of existing and proposed water lines. Mr. Venezia agreed with the Board granting this waiver.

The Board reviewed the waiver request of the floor plan.

The applicant submitted Exhibit A13122014, schematic by equipment manufacturer.

Member Schueler asked about the sewer lines in the area, if there would be a increase in discharge.

Mr. Gazzale stated that there would not be an increase.

Mr. Stock stated that the current 4 washers would be replaced with 4 washers, there would not be an increase in washers.

Member Corley made a motion to accept the waiver requests on the spot elevations, utilities and floor plan, seconded by Member Lowande. Vote: Member Lowande-yes, Member Galida-yes, Member Green-yes, Member Schueler-yes, Member DiMura-yes, Member Corley-yes, Member First-yes, Member Woska-yes. Motion passed.

Mr. Stock stated that he has 8 sprinter vans and an 18ft box truck.

Mr. Stock stated the trucks would be accessing the loading dock and a pallet jack would be used to take rugs out of the vans/trucks.

Mr. Venezia asked if the vehicles would be parked outside overnight.

Mr. Stock stated that he would try to keep in the building, would try to keep 7 vans inside the building so 3 or 4 would be outside.

Mr. Stock stated that 6 employees are driven to the site and dropped off and that there are 10 vehicles from employees at the site.

Mr. Ricci commented about parking lot filled with cars.

Mr. Stock stated that the majority of the vehicles are not theirs.

Mr. Stock stated that there are 10 vans, 1 suv and 1 transit vehicle that are owned by the company and 10 can fit in the building.

The applicant stated that the width could allow for two vehicles to unload at the same time.

The ramp grade was explained as a 10 % grade with retaining walls on both side with guide rails for safety.

The driveway would be widened to allow for trucks to access the ramp.

The applicant testified to the purpose of the loading dock in the middle of the building.

The applicant also testified to where the handicapped parking space would be located.

The parking demand was discussed and how many spaces are required and how many are show on the site plan.

The applicant stated that the dumpster has been in the same location for 15 years, gets emptied before the start of business and circulation has not been a problem.

The applicant stated that the dumpster is not currently screened.

The screening of the dumpster was discussed as it is required by ordinance.

Mr. Stock stated that they will comply with screening of the dumpster as required by ordinance 351-23.1

The applicant will remove the two trailers located on the property that are currently being used for storage. Once approved, the applicant will be able to utilize both sides of the building and have enough storage.

The applicant supplied the floor plan of the office building early during testimony and the applicant will comply with building department codes regarding ingress and egress for building occupants.

The application does not have to provide for a detention basin for drainage since the applicant is adding only 600 sq. ft. of additional impervious coverage.

The Board Engineer agreed that it was not needed.

The Board questioned the lighting over the loading area.

The applicant will indicate the lighting on the plan.

The Board questioned the circulation around the loading ramp area and the 10 spots that were removed.

Mr. Ricci summarized his report dated November 22, 2013.

Mr. Ricci stated the bulk variance that the applicant is seeking and the changes the applicant is seeking on the outside of the building.

Mr. Gazzale indicated the 2 roll up doors would be 2 garage doors, 11ft high with a support in between them.

The Board questioned the height of the box trucks.

The box trucks were stated to be 10ft high.

The parking on the site was discussed again with concern to overnight parking and other ordinances

Mr. Whitelaw stated that the applicant is asking permission to park vehicles on this site.

Kerry Klein, 764 William St. stated that this site has the least amount of vehicles in the neighborhood parked overnight.

The Board discussed the application and wanted to see the following changes: handicapped accessible spot will be identified, the trash enclosure will have screening, the lighting mounted on the building will be shown, the zoning table will be corrected and the plans will be updated to increase the number of parking spots(for future also).

The applicant will return to the next planning board meeting with the changes to the site plan.

The Board also added April 30, 2014 as a additional meeting date as discussed at the last meeting.

Discenza Enterprises
421 Lincoln Blvd.
Block 295 Lot 51

The applicant Mr. Discenza will be represented by Mr. Whitelaw and Engineer, Mr. Gazzale from Fisk and Associates.

Ms. Carey duly swore in Domenick Discenza.

Mr. Whitelaw stated that the applicant uses the property for his business of food production.

The applicant is before the Board for site plan approval with variances for carport, refrigeration units to be kept outside, and fencing.

The application also states the applicant is looking to park two box trucks.
The applicant stated that he no longer has the box trucks.

Mr. Discenza explained that he uses the property to manufacture ravioli and pasta.

Mr. Discenza stated that he had lost 45% of his business due to Hurricane Sandy, most of his deliveries were along the NJ shore.

Mr. Discenza also stated that his refrigeration was located in his downstairs before Hurricane Irene, but his basement was flooded during this storm.

Mr. Discenza stated that his store sells the finished products.

Mr. Discenza stated that the refrigeration is not loud, the hours of operations are Monday to Friday 8am to 4pm during daylight hours.

Mr. Discenza stated there used to be a chain link fence located on the property but a vehicle had gone through the fence and replaced it with a solid fence.

Mr. Discenza stated the box trucks and storage containers that used to be on the property have been removed.

The applicant wants to replace the sidewalk and driveway apron.

The Board questioned why the refrigeration is not in the basement and when was the freezer installed.

Mr. Discenza stated that since the water was in the basement moved outside and now is convenient had since 2011.

The Board questioned the shed located on the property.

Mr. Discenza stated that he needs the shed for storage purposes.

The applicant was questioned as to open violations for his property.

Mr. Whitelaw stated that the applicant does have violations and now they are at the Board trying to address situation.

Mr. Discenza stated that he had made mistakes in the past but was trying to keep his business open after Hurricane Irene.

The Board questioned the canopy in the rear of the building, this led into discussion of whether the canopy had been on survey from previous applications.

Mr. Whitelaw stated that Mr. Discenza is abandoning the previous 2006 approval.

Ms. Carey duly swore in Mr. Robert Gazzale of Fisk and Associates. The Board accepts his credentials having appeared in front of the Board numerous times.

Mr. Gazzale gave a overview of the site plan.

The Board started to review the Engineer Report (Maser Engineering) dated February 26, 2014.

The Board reviewed the design waivers identified in the engineer report dealing with lighting, landscaping and floorplan.

Member First made a motion to accept the design waivers, seconded by Member Lowande. Vote: Member Lowande- yes, Chairperson Galida- yes, Member Green- yes, Member Schueler- yes, Member DiMura-no, Member Corley-no, Member First-yes, Member Woska-yes. Motion approved.

Mr. Gazzale stated that the sidewalk and driveway apron would be reconstructed which would be a better entrance to the parking lot.

Mr. Gazzale stated the west side(left side of property) is employee parking.

The Board review the general comments in the engineer report.

The applicant previously testified the hours of operation are during daylight hours, using the freezers at the site.

The applicant has removed the two box trucks and will use a minivan.

The applicant state that deliveries to the property are about every two weeks for flour, and boxes are approximately every 3 weeks.

Mr. Discenza stated that he uses the van to go get small items himself.

The applicant will reconstruct the sidewalk and the driveway apron.

The Board reviewed the Planner's Report (Ricci Planning) dated February 24, 2014.

The applicant stated that he would be abandoning the 2006 approval for the addition.

The applicant stated that the loss of power and water in the basement led to the freezers being placed outside.

The applicant stated that there was very little noise impact from the freezers, there are very small and screened by a solid fence.

The solid fence was determined to need a variance and the notes on the plans will be changed.

The Board discussed the lack of dumpster on this site.

Mr. Discenza stated that carries the bag of garbage to his other property located next door, this led to a Board discussion regarding if a dumpster should be located at this site.

The report indicated the shed on the property is tarped and the Planner questioned the condition of the 20 x 20 shed.

The Board discussed the shed on the property and Mr. Ricci provide a picture of the shed to the Board to indicate the condition of the shed.

Mr. Discenza would like to keep the shed for storage, does not want to utilize the basement due to past flooding issues.

The Board had questions regarding the condition of the shed, the dumpster on the property, the waiver for not paving the parking lot.

Chairperson Galida opened the meeting to the public, there being no members of the public closed the public portion of the meeting.

The applicant will return to the next meeting April 9, 2014.

9. Board Member Comments

Member DiMura made a motion to table the Zoning Report, Escrow Fee Memo, Review of Ordinance 1836 and 1837, Proposed amendments to land use ordinances due to time constraints to the next meeting, seconded by Member Woska. Vote: All in favor. Motion passed.

There being no further business Member Schueler made a motion to adjourn the meeting at 10:39pm, seconded by Member Lowande. Vote: All in favor. Meeting adjourned.

Secretary

Clerk